

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



March 9, 1987

Mr. E. A. Prichard
Boothe, Prichard and Dudley
8280 Greensboro Drive - Suite 900
McLean, Virginia 22102

Re: Rezoning Application
Number RZ 86-C-023

Dear Mr. Prichard:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on February 12, 1987, granting, as proffered, Rezoning Application RZ 86-C-023 in the name of Reston Land Corporation, to rezone certain property in the Centreville District from the R-E and R-1 Districts to the PRC District subject to the proffers as contained in Appendix Two of the Staff Report Addendum dated January 5, 1987 on subject parcels 11-2 ((1)) 32, part of 33-A, 11-3 ((1)) part 8 consisting of approximately 427.21 acres.

The Board also directed the Department of Environmental Management (DEM) to return the site plan to the Planning Commission for those residential areas that are adjacent to the open space shown on the Development Plan which are east and north of Wiehle Avenue and east of the proposed Reston Parkway; directed DEM to return the site plan for the Village Center and its residential component to the Planning Commission for review and recommendation; and also directed DEM to approve the use of street standards which match the existing standards in Reston as determined applicable by DEM.

Also, the Board directed staff to begin work with the developer, the citizens from North Point, Reston Citizens Association (RCA) Planning and Zoning Committee, and Supervisor Pennino on the design for the proposed Reston Parkway.

March 9, 1987

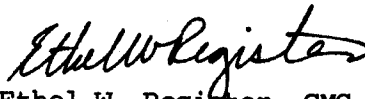
RZ 86-C-023.

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In another action, the Board directed the County Executive to investigate the possibility of moving up the priority on the final extension of the Springfield Bypass (from the section that Reston land Corporation has proffered to construct to Route 7).

Once Reston Avenue has been designed to four-lane width, the Board requested that the design be returned to the Board of Supervisors for a public hearing to receive public comment.

Very truly yours,



Ethel W. Register, CMC, Agency Director
Office of The Clerk to the Board

EWR:lc

cc: Lurty C. Houff Jr.
Real Estate Division
Gilbert R. Knowlton, Deputy
Zoning Administrator
Barbara A. Byron, Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 12th day of February, 1987, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 86-C-023

WHEREAS, Reston Land Corporation, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 and R-E District to the PRC District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and


WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Centreville District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PRC District, and said property is subject to the use regulations of said PRC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 12th day of February, 1987.


Ethel W. Register, CMC, Agency Director
Office of The Clerk to the Board

REZONING APPLICATION

RZ 86-C-023

FILED 02/11/86

RESTON LAND CORPORATION

TO REZONE: 427.2147 ACRES OF LAND; DISTRICT - CENTREVILLE

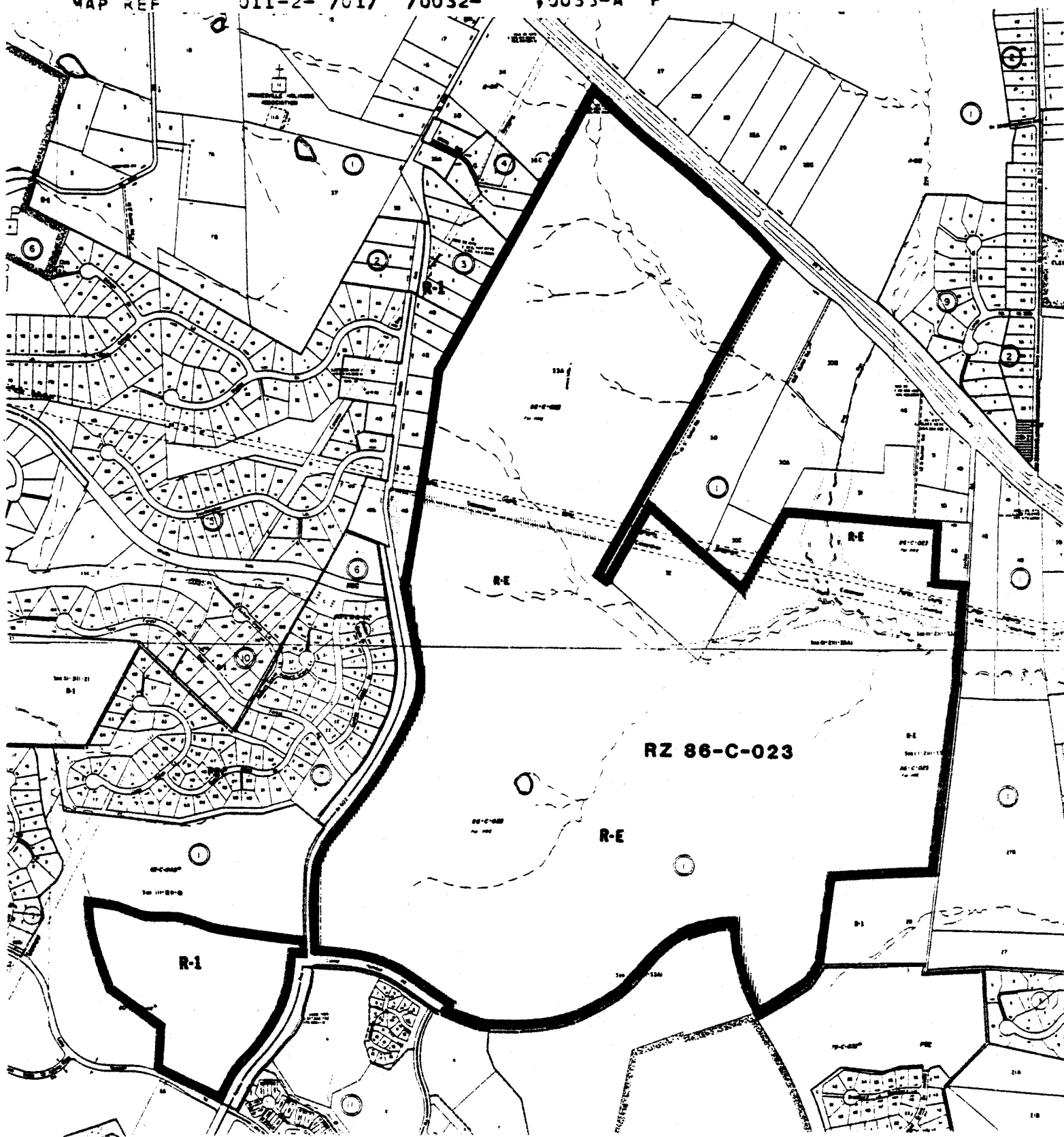
PROPOSED: MULTI-FAMILY, SFD, SFA, OPEN SPACE, RECREATION
COMMUNITY FACILITY

LOCATED: N.E. CORNER RESTON AVE. AND CENTER HARBOR
RD. WITH ADD'L FRONTAGE ON S.E. SIDE LEESBURG
PIKE AND W. SIDE JORDAN RD.

ZONING: R-E R-1

TO: PRC.

MAP REF 011-2- /01/ /0032- ,0033-A P



PROFFERSRESTON LAND CORPORATION

North Reston Rezoning

RZ-86-C-023

Revised 1/5/87

Pursuant to § 15.1-491(a) of the Code of Virginia (1950, as amended) and 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant, for itself and its successors or assigns (hereinafter collectively referred to as the "Applicant") proffers that the development of the parcels under consideration, shown on Fairfax County Tax Map 11-2-002 as Parcels 32 and 32A (hereinafter collectively referred to as the "Property") will be in accordance with the following conditions and the development will be in substantial conformance with the Development Plan dated January 1987. These proffered conditions will be effective only if the property is rezoned in accordance with the Applicant's request.

Transportation

1. Applicant will dedicate right-of-way (including such additional right-of-way as is needed south of Deer Forest Road) for Reston Avenue (Parkway) 110 feet wide from Baron Cameron Avenue north to Route 7 in the general location shown on the Development Plan.

2. Applicant will reserve until December 31, 1988, sufficient right-of-way at the intersection of Reston Avenue (Parkway) and Route 7 to permit construction of a diamond design

grade-separated interchange. If within that period of time the Board of Supervisors determines that a grade separation is to be built at said intersection, Applicant will continue to reserve right-of-way for the grade separation until the right-of-way needed for the same has been described by the Office of Transportation or VDH&T or until December 31, 1990, whichever first occurs. If the right-of-way need is determined within said period Applicant will, upon the request of the Board of Supervisors, dedicate the same.

3. Applicant will construct Reston Avenue (Parkway) as a four-lane divided roadway from Baron Cameron Avenue to Route 7 including an at-grade intersection with Route 7 in the general location shown on the Development Plan, subject to VDH&T approval.

4. Applicant will dedicate 90 feet of right-of-way and construct Wiehle Avenue as a four-lane divided roadway from its existing northern terminus adjacent to Section 71, through the Property to an intersection with the present Reston Avenue, in the general location shown on the Development Plan, subject to VDH&T approval.

5. Applicant will construct a temporary left turn lane and shoulder improvements at the intersection of Deer Forest Road and Reston Avenue (Parkway). See Phasing - Proffer 3.

6. Subject to VDH&T approval, Applicant will install or cause to be installed by VDH&T, at Applicant's expense, traffic signals at the following intersections:

1. Reston Avenue (Parkway) and Wiehle Avenue
2. Route 7 and Reston Avenue (Parkway)
3. Lake Newport Road and Reston Avenue (Parkway)
4. Wiehle Avenue and Center Harbor Road
5. Reston Avenue (Parkway) and Center Harbor Road
7. Applicant will dedicate additional right-of-way and will grant a temporary grading easement on Route 7 as required by VDH&T and the Office of Transportation in order to permit the widening of Route 7 to six lanes.
8. Applicant will construct median breaks on Wiehle Avenue and Reston Avenue (Parkway), the spacing of which conforms to VDH&T standards.
9. Applicant will construct left turn lanes, as required by VDH&T, at the following intersections:
 - (1) Reston Avenue (Parkway) and Wiehle Avenue;
 - (2) Reston Avenue (Parkway) and Lake Newport Road; and
 - (3) Wiehle Avenue and Lake Newport Road.
10. Applicant will reconstruct the intersection of Wiehle Avenue and existing Reston Avenue to terminate at Wiehle Avenue. Existing Reston Avenue will not intersect the realigned Reston Avenue (Parkway).

Phasing

1. Applicant will complete construction of Wiehle

Avenue prior to the issuance of a residential use permit for the 1500th dwelling unit.

2. Applicant will complete the construction of Reston Avenue (Parkway) prior to the issuance of a residential-use permit for the 2000th dwelling unit.

3. The Deer Forest Road and Reston Avenue (Parkway) left turn lanes will be constructed within 90 days after the Public Improvements (P. I.) Plan for the same has been approved and all necessary permits issued. The P. I. Plan shall be submitted within 90 days.

Site Design

1. Within Section 75, Blocks 1 and 2, and Section 77, Blocks 1 and 2, and adjacent open space, as designated on the attached Development Plan, development will be limited to single family detached homes or open space at an average overall density of one dwelling unit per acre.

2. Applicant will establish a limit of clearing line along the Route 7 frontage for a distance of 100 feet south of the present right-of-way line. Improvements within the 100 foot area will be limited to walkways and utilities and all clearing required for such uses shall be approved by the County Arborist as part of the Site Plan process. Whenever possible, as determined by D.E.M., utility crossings will occur at approximately right angles.

3. In Section 75, Block 1, as shown on the Development Plan, only single family detached homes will be permitted at an average density of one dwelling unit per acre. Subject to

Department of Environmental Management (D.E.M.) approval, the houses may be accessed by a private street.

4. In Section 75, Block 4, as shown on the Development Plan, Applicant proposes to develop single family attached and/or multiple family dwellings on land adjacent to land outside Reston which is occupied or zoned for single family detached homes. Applicant will provide and preserve in its natural state a buffer strip not less than 50 feet in width along the area where proposed single family attached or multiple family units abut single family homes.

5. Applicant will not locate buildings (with the exception of required utility structures) closer than 10 feet from the gas line easement which runs through the property or 35 feet from a major transmission main.

6. As part of the rezoning submission, Applicant has indicated on the development plan, the natural 100-year flood plain limit (F. P. L.) of Difficult Run basin as prepared by the U. S. Geological Survey in cooperation with the County of Fairfax and adopted by the Board of Supervisors July 10, 1972. Applicant has identified this flood plain and adjacent steep slopes as a "Sensitive Area" and commits that no buildings will be placed within the 100-year flood plain or within the steep slopes (slopes greater than 15%) immediately adjacent to this 100-year flood plain limit (F.P.L.). Within Section 73, Blocks 2 and 6, as designated in this development plan, a clearing limit ranging from approximately 80 to 300 feet from the established 100-year

plain limit (F.P.L.) has been shown in order to protect a steep slope area adjacent to this flood plain. The location of this line is approximate and will be defined more accurately at the time of site plan submission when a flood-plain study will be conducted in accordance with County requirements. Strict limits of clearing shall be established to protect steep slopes and flood plains. As a part of the subdivision process, Applicant will identify any additional 100-year flood plain areas and commits that no buildings will be placed within such areas. However, Applicant reserves the right to cross Sensitive Areas with utility and storm drainage lines, streets and walkways and to construct storm water management facilities and recreational play fields within flood plains, subject to D.E.M. approval. Whenever possible, as determined by D.E.M., crossings will occur at approximately right angles. Where sanitary and storm sewers must be laid longitudinally through flood plains, Applicant shall locate sewers so as to avoid specimen trees and will obtain approval from the County Arborist as to limits of clearing for such sewer easements. Some steep slopes adjacent to flood plains will be included within single family lots subject to such limits of clearing. The remaining Sensitive Areas shall be conveyed to the Reston Home Owners Association or to residential cluster associations subject to limits of clearing. Moreover, all areas shall be protected as prescribed by Article VI of the Protective Covenants and Restrictions of the Reston Home Owners Association, a copy of which is attached.

7. All clusters of multiple family units and townhouses will be provided pedestrian access by means of pathways or sidewalks to major walkways or sidewalks.

8. A limit of clearing line will be established on Reston Avenue (Parkway) 90 feet from the future centerline. Within such line, no trees will be cut except for required utilities, public facilities and walkways. Prior to any clearing, plans will be approved by the County Arborist as a part of the site plan process.

Community Facilities

1. Applicant shall provide community recreational amenities such as open space, pathways and a park containing a swimming pool, tennis courts and play fields as noted on the Development Plan. These shall be constructed by the Applicant and conveyed to the Reston Home Owners Association (RHOA) for protection and preservation. The total area of open space and parkland will be approximately 56 acres. In addition, Applicant will continue to provide for either general recreational areas or tot lots within multiple family and townhouse clusters in conformance with Fairfax County Park Authority standards.

2. Applicant shall identify an appropriate public park site ranging between 9 to 13 acres in size, acceptable to the Fairfax County Park Authority, either within the Property or in

